

**Village of Cold Spring
Historic District Review Board
85 Main Street, Cold Spring, New York 10516**

March 25, 2015

Members present: Chair Al Zgolinski; Vice Chair Kathleen E. Foley; Member: Peter Downey.
Absent: Member Michael Junjulas; Trustee Liaison Michael Bowman.

1. Old Business:

a. Butterfield Redevelopment LLC

Present for the Applicant: Paul Guillaro, Owner; Matt Moran, Unicorn Contracting.

The purpose of this agenda item was to re-schedule a public hearing for the application. The previously scheduled hearing (3/25/15) was cancelled because the applicant had not met the submission requirement to provide a scaled mass model for public review. The applicant requested that the hearing be scheduled for the third week of April.

K. Foley moved to reschedule the public hearing for Wednesday, April 22, 2015. P. Downey seconded the motion. The motion passed unanimously. In conversation that followed, the applicant clarified that the mass model would not be available for his inspection until April 15th, though in previous email communications Mr. Moran had indicated it would be ready on March 27th. Based on the reported completion date of April 15th, the applicant agreed to deliver the mass model to Village Hall on Friday April 16th.

Based on this discussion, K. Foley moved to modify the resolution to set the public hearing for April 22nd, 2015 pending the delivery of the model to Village Hall on Friday, April 16. P. Downey seconded the motion. The modified resolution was approved unanimously.

b. Christopher and Jennifer Daly, 19 Garden St.

Representing the Applicant: Christopher Daly, Owner and Beth Sigler, Architectural Designer.

Ms. Sigler reviewed updated drawings and cut sheets for proposed materials. She confirmed:

- the water table around the addition will be matched to that on the main structure
- windows in addition will be 2 over 2, wood, simulated divided lights—no changes are planned for windows on the primary structure at this time
- rear deck will be a composite material, but will not be visible from the public right of way
- gutters and leaders on addition will match those on main structure
- decorative trim along the roofline will be a simplified reflection of the bargeboard on the original mass

The Board requested full size drawings to be submitted for the public hearing.

K. Foley moved to confirm that the application was complete for a public hearing, and to schedule a public hearing on Thursday, April 23, 2015. P. Downey seconded the motion; it was approved unanimously.

2. Board Business:**a. Code and Design Standards Update**

K. Foley reported that at the Chair's request she confirmed with Mary Saari that a change requested by the Village Attorney to the letter of agreement with Bill Hurst for the Ordinance Update was actually an accounting matter and not a modification to the agreement. Chair Zgolinski requested that Foley also confirm that Mr. Hurst had been sent acknowledgement of the Trustees' acceptance of the agreement; the chair will contact Mr. Hurst to initiate his work.

The board reviewed SHPO's modifications to the RFP for a consultant for the Design Standards update, and made modifications of its own. K. Foley will input changes and submit the draft to the Village Attorney for approval.

b. Ongoing Work at the Dunkin' Donuts Site: Pump Canopy Modifications

The Chair and Vice Chair received email communications from the Building Inspector regarding work being done on the pump canopies at the Dunkin' Donuts site. The existing canopies have been stripped to their frames and the Building Inspector is unsure whether the Certificate of Appropriateness extends to the canopies. The board reviewed the file from previous approvals and confirmed that although the canopies had been included in the initial submission for the property, they were withdrawn from the final application by the applicant. The applicant agreed to return with any planned changes to the canopies.

Chair Zgolinski agreed to request that the Building Inspector inform the applicant that they would need to submit a new application for the canopies by Friday April 3rd to be included on the April HDRB agenda. He also will ask the Building Inspector to inform that applicant that any work done on the canopies in the meantime is done at the applicant's risk as it does not have a Certificate of Appropriateness and may have to be modified based on board review.

c. Conditions for Butterfield Hospital Demolition—Update:

K. Foley confirmed the following:

- the applicant's consultant has made all edits to the historical documentation report requested by the HDRB and is preparing the final copy for delivery
- the applicant has made board-requested changes to the agreement for handling of the Timme arch (attached as an addendum to these minutes)
- the Putman History Museum and the Julia Butterfield Memorial Library have agreed to accept copies of the historical documentation report; the History Museum will accept the electronic copy as well

d. Review of Minutes

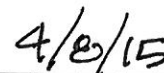
Minutes from the March 11, 2015 meeting were not yet available for review.

P. Downey moved to go into executive session to discuss recommended appointments to the HDRB. The motion was seconded by K. Foley. The Board went into executive session at 9:01 P.M. The board

came out of executive session at 9:16pm; P. Downey moved to adjourn; K. Foley seconded the motion; the meeting adjourned at 9:17pm.



Al Zgolinski, Chair



Date